COMM SW COR OF NE1/4 OF SW1/4, R
N 18.89 FT TO N R/W HILLCREST RD
691.42 FT, E 315 FT, S 691.42 FT

RAULERSON JAMES O SR/RAULERSON MARY ANN
579 SW HILLCREST ST
LAKE CITY, FL 32025

**2027**

**28-4S-17-08832-008**

## BUILDING CHARACTERISTICS

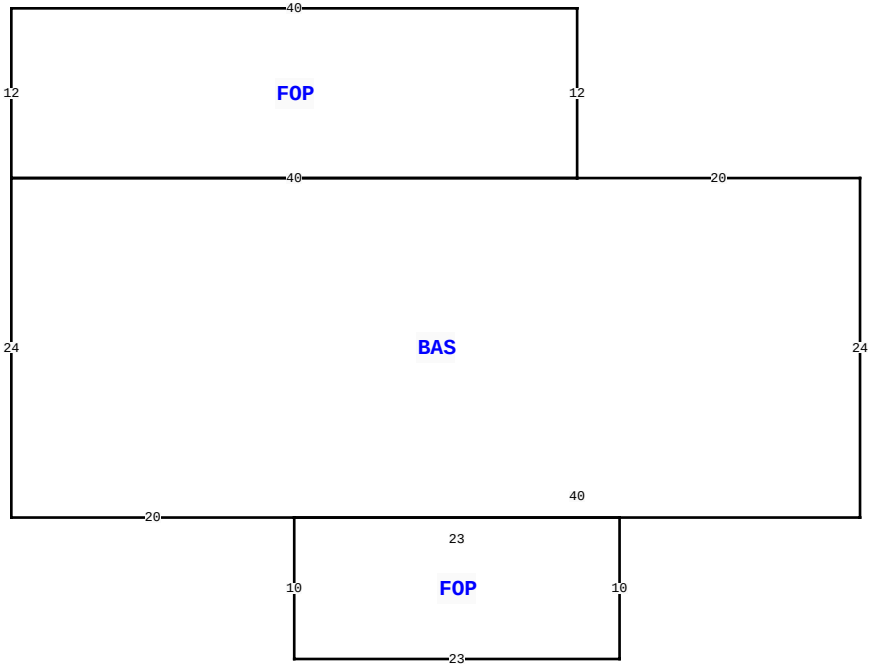
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 28417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,440 | 100 | | 1,440 | 115,530 |
| FOP | 230 | 30 | | 69 | 5,536 |
| FOP | 480 | 30 | | 144 | 11,553 |
| TOTALS | 2,150 | | | 1,653 | 132,620 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,653 | 112.2100 | 123.43 | 204,030 | 1992 | 1992 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 1440 HX Base Yr




579 SW HILLCREST ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 MLU |
| INC DATE | | AG DATE | |

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0210 | GARAGE U | 0 | 100 | 24 | 40 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,500 | |
| 2 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 600 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2006 | 2006 | 3 | 100 | 1,000 | |
| 4 | 9947 | Septic | 0 | 100 | 0 | 0 | 2.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 6,000 | |
| 5 | 0281 | POOL R/FIB | 0 | 100 | 16 | 32 | 512.00 | UT | 65.00 | 65.00 | 100 | 2006 | 2006 | 3 | 51 | 16,973 | |
| 6 | 0297 | SHED CONCR | 0 | 100 | 24 | 40 | 960.00 | UT | 11.00 | 11.00 | 100 | 2006 | 2006 | 3 | 100 | 10,560 | |
| 7 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2006 | 2006 | 3 | 100 | 1,200 | |
| 8 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 132,620 |
| TOTAL MARKET OB/XF VALUE | | 38,033 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 235,653 |
| SOH/AGL Deduction | | 89,179 |
| ASSESSED VALUE | | 146,474 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 95,063 |
| TOTAL JUST VALUE | | 235,653 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 238,070 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19687 | M H | 125 | 06/26/2002 |
| 7548 | M H | 60 | 09/02/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1539/2455 | 5/06/2025 | LE | U | I | 14 | 100 |
| GRANTOR: RAULERSON JAMES O SR | | | | | | |
| GRANTEE: MCMANUS JO ANNA (RM | | | | | | |
| 1476/2266 | 10/06/2022 | LE | U | I | 14 | 100 |
| GRANTOR: RAULERSON JAMES O SR | | | | | | |
| GRANTEE: MCMANUS JO ANNA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W20 FOP= N12 W40 S12 E40$ W40 S24 E20 FOP= S10 E23 N10 W23$ E40 N24$.

## LAND DESCRIPTION

TOTAL OB/XF 38,033

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0100 | C | SFR | 100 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 13,000 | | | | | | | |
| 2 | 0000 | C | VAC RES | 100 | | A-1 | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 52,000 | | | | | | | |

REVIEW DATE 06/28/2017 BY DF Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS